



**CHADWORTH HOUSE, GREEN LANES, LONDON, N4**  
**£475,000 LEASEHOLD**

**A CONVENIENTLY LOCATED THREE BEDROOM  
 APARTMENT WITH ACCESS TO TWO BALCONIES AND AT  
 AN 8-MINUTE WALK FROM MANOR HOUSE STATION  
 (PICADILLY), N4**

**Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)**





### DESCRIPTION:

This well presented property comprises a large front facing reception room, a spacious separate kitchen, family bathroom, two double bedrooms and a separate third bedroom, making the ideal guest bedroom or office.

Further benefits of this property include a private balcony with access from the reception room, a second shared balcony to the rear with access from the kitchen, lift access and a chain free sale.

This delightful apartment is in close proximity to the many restaurants, bars, and coffee houses of Stoke Newington Church Street, Newington Green, and the Harringay Ladder, and a short walk from Highbury Barn. The wide open spaces of Clissold Park and Finsbury Park are just moments away, as are the New River walk and the Woodberry Wetlands nature reserve.

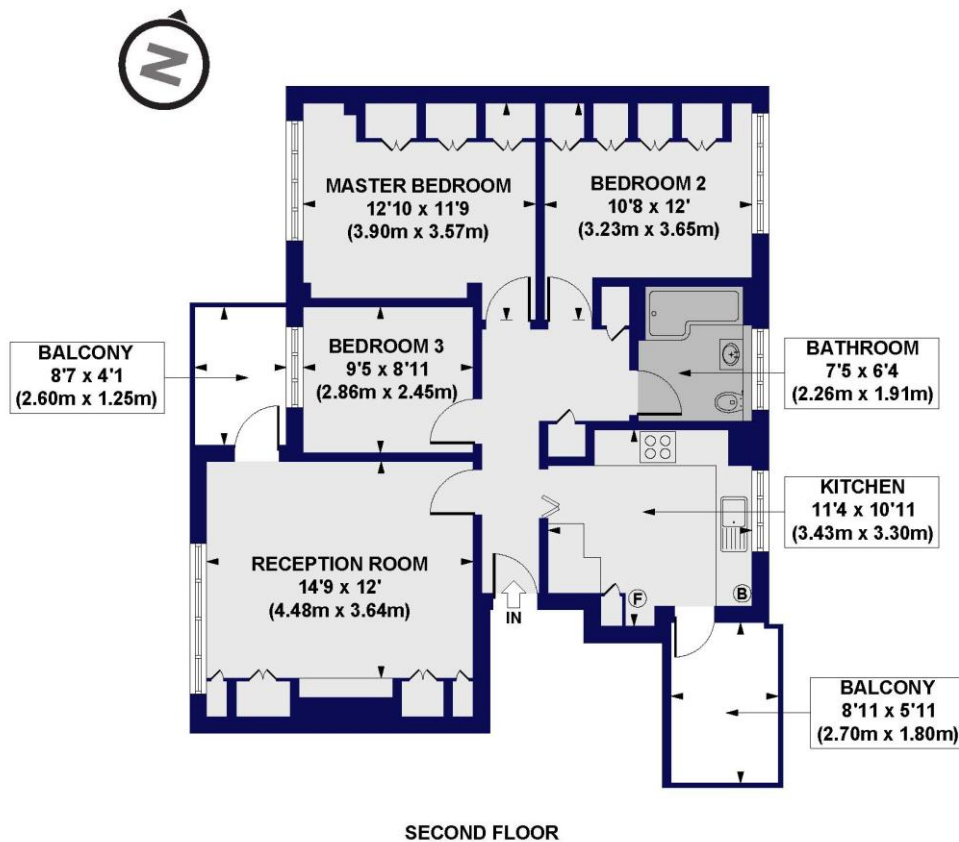
Excellent local transport links include the nearby stations of Manor House at an 8-minute walk (Piccadilly Line), Finsbury Park (Victoria Line and National Rail) and Harringay Green Lanes (Overground), as well as a variety of bus routes into The City and West End.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*





# Chadworth House, Green Lanes, N4 Approx. Gross Internal Floor Area 818 sq. ft / 75.99 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250508>

**Tenure:** Leasehold

**Term:** 89 year and 0 months

**Service Charge:** £2775 per annum

**Ground Rent:** £ 20 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were